9th Update Code Language—Measurement, Parking, and Signs

Measurement Changes

ISSUE #34: Bay Windows

§113.0234 Calculating Gross Floor Area

Gross floor area is calculated in relationship to the structure and grade adjacent to the exterior walls of a building. The elements included in the gross floor area calculation differ according to the type of development proposed and are listed in Section 113.0234(a)-(c). Gross floor area does not include the elements listed in Section 113.0234(d). The total gross floor area for a premises is regulated by the floor area ratio development standard.

- (a) through (c) [No change.]
- (d) Elements Not Included in Gross Floor Area
 - (1) through (3) [No change.]
 - (4) Bay windows, provided the windows are standard window sill height and have no structural supports, or there is less than 5 feet of height between the finish-floor and the roof elevation immediately above.

ISSUE #35: Garages and Accessory Structures

§131.0448 Accessory Buildings in Residential Zones

This section is intended to clarify the regulations applicable to non-habitable *accessory buildings* in residential zones.

- (a) through (b) [No change.]
- (c) Non-habitable accessory buildings or detached garages may encroach into required yards subject to the requirements in Section 131.0461.
- (d) [No changes.]

§131.0461 Architectural Projections and Encroachments in Residential Zones

(a) The following are permitted *architectural projections* and *encroachments* into required *yards* and the angled *building envelope* plane for RS and RX zones and the RM-1-1, RM-1-2, and RM-1-3 zones. These projections and *encroachments* are not permitted in the required yards within view corridors that are designated by *land use plans* in the Coastal Overlay Zone and may not be located in a required *visibility area* or a required turning radius or vehicle back-up area except where development regulations may allow.

- (1) [See Issue #36.]
- (2) through (11) [No change.]
 - (12) Garages or non-habitable accessory buildings may encroach into a required side or rear yard as follows:
 - (A) The lot size shall not exceed 10,000 square feet of area; and
 - (B) The encroaching *accessory building* shall be limited to a maximum *structure height* of 15 feet within the *setback*.
 - (C) The encroaching accessory building shall not share a common wall with the primary dwelling unit, but can be attached via a design element. Any development attached to the accessory building above one story shall comply with the setback; and
 - (C)(D) The accessory building shall not exceed a maximum length of 30 feet within any given setback; and
 - (D)(E) An encroaching accessory building shall not exceed 525 square feet in gross floor area.
- (b) [No change.]

ISSUE #36: Roof Projection into the Angled Building Envelope Plane

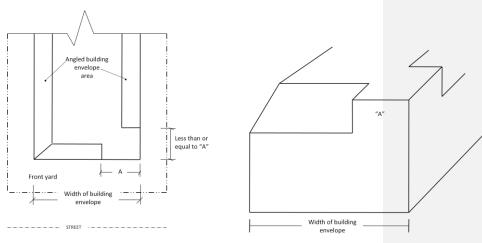
§131.0461 Architectural Projections and Encroachments in Residential Zones

- (a) The following are permitted *architectural projections* and *encroachments* into required *yards* and the angled *building envelope* plane for RS and RX zones and the RM-1-1, RM-1-2, and RM-1-3 zones. These projections and *encroachments* are not permitted in the required yards within view corridors that are designated by *land use plans* in the Coastal Overlay Zone and may not be located in a required *visibility area* or a required turning radius or vehicle back-up area except where development regulations may allow.
 - (1) Roof projections such as eave, cornice, and eyebrow projections may extend into the required *yard* or into the space above the angled *building envelope* subject to the following:
 - (A) through (C) [No change.]
 - (D) The projection A roof design element may project into the space above the required angled building envelope plane, as depicted in Diagram 131-04S, subject to the following:

Comment [a3j1]: Should this be limited to just an attached roof design?

- (i) The roof design element must face the front yard;
- (ii) The roof design element shall not encroach into any required yard;
- (iii) The roof design element shall comply with all applicable *structure* height limits in accordance with Section 113.0270; and
- (iv) The roof design element shall be is limited to a maximum of 33 percent of the width of the building envelope facing the front yard, and a maximum depth equal to or less than its width. See Diagram 131-04S.

Diagram 131-04S
Exception for Angled Building Envelope Area



Note: "A" shall not exceed 33% of the width of the building envelope

- (2) through (11) [No change.]
 - (12) [See Issue #35]
- (b) through (c) [No change.]

ISSUE #37: Retaining Walls

§142.0340 Retaining Wall Regulations in All Zones

- (a) through (b) [No change.]
- (c) Retaining Wall Height in Required Front Yards and Required Street Side Yards
 - (1) through (2) [No change.]
 - (3) Retaining walls of 3 feet in height or greater shall have at least one horizontal or vertical offset for each 120 square feet of wall area, except where otherwise provided in accordance with Section 142.0340(f)(4). The horizontal or vertical offset shall be at least 12 inches wide with a minimum reveal of 4 inches. See Diagram 142-03B.
- (d) through (e) [No change.]
- (f) Exceptions to Retaining Wall Height
 - (1) through (3) [No change.]
 - (4) Retaining walls in front yards or street side yards may exceed 3 feet in height and are not required to be separated into two wall sections if the elevation of the adjacent street grade is higher than the building pad, the height of a retaining wall and associated fencing shall be measured from the street grade.

ISSUE #38: Mechanical Equipment Used in the Manufacturing Process

§142.0910 Mechanical and Utility Equipment Screening Regulations

- (a) through (c) [No change.]
- (d) Mechanical and utility equipment screening associated with industrial *development* that involves light manufacturing or heavy manufacturing is exempt from the requirements in Section 142.0910(a) and (b) if the appurtenances are not readily visible from any residential *development*.

Parking

ISSUE #39: Parking Requirement for Capital Intensive Manufacturing

§142.0530 Nonresidential Uses — Parking Ratios

Table 142-05G Parking Ratios for Specified Non-Residential Uses

Use	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking) Required Automobile Parking Spaces (1)				
	Minimum Required Outside a	•	Maximum		
	Transit Area	a Transit Area ⁽²⁾	Permitted		
Industrial					
Heavy Manufacturing	1.5 <mark>; or 1.0 for capital</mark> intensive use of large	1.5 <mark>; or 1.0 for capital</mark> intensive use of large	4.0		
(except in IS Zone)	equipment, tanks, vessels,	equipment, tanks,			
	automated machinery, or	vessels, automated			
	any similar combination of equipment	machinery, or any similar combination of			
	<u>equipment</u>	equipment			
Light manufacturing	2.5; or 1.0 for capital	2.1; or 1.0 for capital	4.0		
(except in IS Zone)	intensive use of large equipment, tanks, vessels,	intensive use of large equipment, tanks,			
(,-	automated machinery, or	vessels, automated			
	any similar combination of	machinery, or any similar			
	<u>equipment</u>	combination of			
		<u>equipment</u>			
Research &	2.5	2.1	4.0		
development					
(except in IS Zone)					
All industrial uses in	1.0 (5)	1.0 (5)	4.0		
the IS Zone					

Footnotes For Table 142-05G

- Parking spaces for carpool vehicles and zero emissions vehicles are required in accordance with Section 142.0530(d). Bicycle parking is required in accordance with Section 142.0530(e).
- Transit Area. The transit area minimum parking ratios apply in the Transit Area Overlay Zone (Chapter 13, Article 2, Division 10) and in the Urban Village Overlay Zone (Chapter 13, Article 2, Division 11).
- In the beach impact area, one parking space per *guest room* or 5.0, whichever is greater.
- Accessory Retail Sales, Commercial Services, and Office Uses. On-site accessory retail sales, commercial services, and office uses that are not open to the public are subject to the same parking ratio as the primary use.

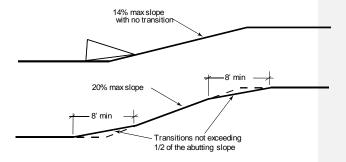
Alley Access. For properties with alley access, one parking space per 10 linear feet of alley frontage may be provided instead of the parking ratio shown in Table 142-05G. Within the beach impact area of the Parking Impact Overlay Zone, application of this policy shall not result in a reduction of required on-site parking.

ISSUE #40: Driveway Design to Meet Engineering Standards

§142.0560 Development and Design Regulations for Parking Facilities

- (a) through (i) [No change.]
- (i) Driveway and Access Regulations
 - (1) through (8) [No change.]
 - (9) Driveway Gradient Regulations
 - (A) Driveways may be up to 5 percent gradient with no transitions.
 - (B) Between the driveway apron and any driveway gradient greater than 5 percent, but less than 14 percent, there shall be a 20-foot-long flat transition not exceeding a 5 percent gradient. A shorter transition may be approved by the City Manager according to accepted engineering practices.
 - (C) For driveways with a gradient greater than 14 percent up to the maximum permitted gradient of 20 percent, there shall be transitions for the first and last 8 feet of the ramp. The transitions shall not exceed one-half of the abutting slope of the driveway, as illustrated in Diagram 142-05D.

Diagram 142-05D Maximum Driveway Slope



(10) [No change.]

(k) [No change.]

Signs

ISSUE #41: Signage in Planned Commercial and Industrial Developments

§126.0113 Amendments to a Development Permit

- (a) through (e) [No change.]
- An amendment to a *development permit* shall not be required for approval of a *sign* application in accordance with Section 142.1208.

§142.1208 Signs in Planned Commercial and Industrial Developments

- (a) Where a development permit for a commercial or industrial development specifies a sign requirement, new signs may nevertheless be approved without an amendment to that development permit in accordance with the Land Development Code regulations for signs, except as follows:
 - (1) Any *sign* that is subject to a *development permit* in accordance with the following separately regulated use regulations (Chapter 14, Article 1):
 - (A) Comprehensive sign plans (Section 141.1103) adopted January 1, 2000 or later
 - (B) Revolving projecting signs (Section 141.1104)
 - (C) Signs with automatic changing copy (Section 141.1105)
 - (D) Theater marquee (Section 141.1106)
 - (2) A sign that involves an alteration to the building where the building alteration is not in substantial conformance to the applicable development permit.
 - (3) Any proposal that involves an advertising display sign.
- (b) New signs for commercial or industrial development with a comprehensive sign plan adopted prior to January 1, 2000, may be approved through Process One if the proposed signs comply with the current Land Development Code regulations for signs.

ISSUE #42: Utilization of Sign Permits, Sign Stickers and Inspections

§129.0802 When a Sign Permit Is Required

A Sign Permit is required for the installation or alteration of any *sign*, except for those *signs* specifically exempted in Section 129.0803. Sign Permit Stickers are required for each *sign*. The sticker is applicable to one *sign* at one location only, and is transferable to a new owner or lessee.

§129.0804 General Rules for Sign Permits

- (a) through (d) [No change.]
- (e) A Sign Permit Sticker will be issued for each sign for which a Sign Permit is issued. Each sticker is applicable to only one sign and for only the location specified in the permit. The sticker is not transferable from one sign to another; however, the sticker is transferable to a new owner or lessee. Stickers must be maintained in a legible state.

§129.0806 Sign Permit Fees

- (a) A fee for each Sign Permit application shall be paid at the time of application. Fees for Sign Permits shall be paid in accordance with the schedule of fees established by resolution of the City Council and filed in the office of the City Clerk.
- (b) The City Manager is authorized to issue refunds for all of a portion of the fees, in the event that the work authorized by the Sign Permit has not been performed and no inspections have been made. The refund will be issued within 90 calendar days from the date of permit issuance. Before a refund is issued, the applicant shall return the permittee's copy of the issued permit and the Sign Permit Sticker.

§129.0811 Initial Utilization of a Sign Permit

A Sign Permit shall become void if the work authorized by the permit has not begun within 180 calendar days of the date of permit issuance. If a Sign Permit becomes void before the authorized work has begun, the *applicant* shall apply for a new permit and shall pay the full permit fee.

§129.0812 Maintaining Utilization of a Sign Permit

A Sign Permit shall become void if the work that is authorized by the permit has begun, but is suspended or abandoned for a period of 180 calendar days. If the work is suspended or abandoned for 180 calendar days, a new permit application is required. The permit fee shall be one \half the standard permit fee, provided that no change has been made to the original plans and that the work has not been abandoned or suspended for more than one year.

§129.0813 Expiration of a Sign Permit

A Sign Permit shall expire by limitation and become void 24 months after the date of permit issuance. If the work authorized by the Sign Permit has not been completed and has not received final inspection approval by the permit expiration date, all work shall stop until a new permit is issued. If a Sign Permit expires, a new permit application, with the full permit fee, is required.

§129.0815 Sign Permit Inspections

All work authorized by a Sign Permit shall be inspected in accordance with Section 129.0111 and the inspection requirements of the Land Development Manual.

ISSUE #43: Gas Station Electronic Pricing Signage

§141.1105 Signs with Automatic Changing Copy

Signs with automatic changing copy may be permitted with a Neighborhood Use Permit in the zones indicated with an "N" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations. Section 141.1105 does not apply to automobile service station gasoline pricing signage designed in accordance with state law.

(a) through (e) [No change.]

§142.1210 General Sign Regulations

This section is divided into subsections for copy regulations, locational regulations, structural regulations, and *sign* maintenance regulations.

- (a) Copy Regulations
 - (1) [No change.]
 - (2) Signs may have changeable copy, such as letters, numbers, symbols, pictorial panels, and other similar characters. Changeable copy shall be manually or mechanically changeable only in the field and not remotely or electronically changeable, except for the following signs:
 - (A) Public service messages in compliance with Section 142.1220(f); and
 - (B) Signs with automatic changing copy may be permitted with a Neighborhood Use Permit in compliance with Section 141.1105-; and
 - (C) Automobile service station gasoline pricing signage designed in accordance with state law.
 - (b) through (d) [No change.]

§142.1260 Signs Permitted by Higher Process

The following *signs* may be permitted with a Neighborhood Use Permit in accordance with Chapter 12, Article 6, Division 2 and Chapter 14, Article 1, Division 11:

- (a) [No change.]
- (b) Signs with automatic changing copy (except that automobile station gasoline pricing signage designed in accordance with state law may be approved through Process One),
- (c) through (e) [No change.]

ISSUE #44: Wall Signs and Ground Signs

§142.1220 Primary Sign Regulations

(a) through (c) [No change.]

Table 142-12B Permitted Primary Signs

Sign Types	Category A	Category B	Category C		
	General Citywide Commercial and Industrial Zones	CO and IP Zones	CN and Commercial and Industrial Zones in the Coastal Overlay Zone		
Wall Signs (See regulations in Section 142.1225)	Minimum of One Sign per Establishment Number and square footage of wall signs is limited only by the area calculation which is based on establishment's street wall, public right-of-way width, and street speed limit. The permitted sign copy area is reduced by the addition of roof, projecting, or ground signs roof signs or projecting signs.	Minimum of One Sign per Establishment Number and square footage of wall signs is limited only by the area calculation which is based on establishment's street wall, public right-of-way width, and street speed limit. The permitted sign copy area is reduced by the choice of projecting or ground signs, with a maximum display area limitation.	Minimum of One Sign per Establishment Number and square footage of wall signs limited only by the area calculation which is based on establishment's street wall, public right-of-way width, and street speed limit. The permitted sign copy area is reduced by the choice of projecting or ground signs, projecting signs, p		
Projecting Signs through Roof Signs [No change.]					
Ground Signs (See regulations in Section 142.1240)	One Sign Sign per Frontage street frontage for Each Premises Having Street Frontage each premises having street frontage. The Number Increases number of signs increases	One Sign Sign per Premises premises per Frontage street frontage with a Minimum minimum of 100 Feet feet in Street Frontage Ground signs	One Sign Sign per premises per Street Frontage frontage Ground signs Ground signs are permitted in		
	Increases Street Frontage street frontage increases. Ground signs	are permitted in lieu of projecting signs projecting signs. The area is based on street wall,	lieu of projecting signs projecting signs. The area is based on on street wall,		

Sign Types	Category A	Category B	Category C	
	General Citywide Commercial and Industrial Zones	CO and IP Zones	CN and Commercial and Industrial Zones in the Coastal Overlay Zone	
	are permitted in lieu of roof signs roof signs and projecting signs projecting signs; however, one projecting sign projecting sign may replace one ground sign ground sign ground sign is allowed on the premises premises. In addition, one of the ground signs ground signs may revolve when more than one ground signs is allowed. The permitted sign area for ground signs ground signs ground signs area for ground signs ground signs ground signs with signs area for ground signs of way public right-of-way width, and street speed limit. The use of a ground sign on a premises reduces the allowable wall sign copy area for that premises.	public right of way public right-of-way width, and street speed limit, with a maximum display area limitation.	public right of way public right-of-way width, and street speed limit, with a maximum display area limitation.	

§142.1225 Wall Signs in Commercial and Industrial Zones

The following regulations apply to *wall signs* in all commercial and industrial zone *sign* categories, unless otherwise indicated.

- (a) A minimum of one *wall sign* per establishment is permitted. *Wall signs* are permitted alone or in combinations with other primary *signs*; however, the maximum permitted *wall sign* area is decreased by the use of other primary *signs*.
- (c) Table 142-12C provides the basis for calculating the *wall sign copy area* for establishments along a single *street frontage*. The permitted *sign copy area* is based on the length of the establishment's *street wall*; and the width of the adjacent *public right-of-way*; and the other types of *signs* located on the *premises*.

Table 142-12C Calculation of Wall Sign Copy Area on a Single Street Frontage

Public Right- of-way Width	Sign Category			Sign Category	Sign Category C
	Wall Signs Only. INo Roof, ground, or Roof Signs or Projecting Signs	Wall Signs and One Ground Sign. No Roof or Projecting Signs	1) Wall Signs and Reof Roof Signs or Projecting Signs. No Ground Sign; or 2) Wall Signs on a Building with One High-rise Wall Sign	Wall Signs and Projecting Sign or Wall Signs and Ground Sign	Wall Signs and Projecting Sign o r Wall Signs and Ground Sign
Public right-of- way width 60 feet or less ⁽¹⁾	For wall sign copy area, multiply the establishment' s street wall by 3 feet	For wall sign copy area, multiply the establishment' s street wall by 1-1/4 feet	For wall sign copy area, multiply the establishment's street wall by 3/4 feet	For wall sign copy area, multiply the establishment' s street wall by 3/4 feet	For wall sign copy area, multiply the establishment' s street wall by 3/4 feet
Public right-of- way width 60 feet or greater	For wall sign copy area, multiply the establishment' s street wall by 3-3/4 feet	For wall sign copy area, multiply the establishment' s street wall by 1-1/2 feet	For wall sign copy area, multiply the establishment's street wall by 1 foot	For wall sign copy area, multiply the establishment' s street wall by 1 foot	For wall sign copy area, multiply the establishment' s street wall by 1 foot
Maximum wall sign copy area	350 square feet	250 square feet	200 square feet	200 square feet	100 square feet
Minimum wall sign copy area for each establishment	75 square feet or 25 percent of the total area of establishment' s street wall, whichever is less	30 square feet or 25 percent of the total area of establishment' s street wall, whichever is less	20 square feet or 25 percent of the total area of establishment's street wall, whichever is less	20 square feet or 25 percent of the total area of establishment' s street wall, whichever is less	20 square feet or 25 percent of the total area of establishment' s street wall, whichever is less

Footnote to Table 142-12C [No change.]

- (d) [No change.]
- (d) Locational Regulations for all Wall Signs
 - (1) through (4)
 - (5) Wall Signs on Architectural Appendages

Wall signs may be placed on an architectural appendage that is an integral part of the building, projects over the *roof line*, and is perpendicular to the *public right-of-way* subject to the following regulations.

- (A) [No change.]
- (B) The *sign* must be in lieu of any ground, roof, roof signs or projecting signs on the premises.
- (C) through (F) [No change.]
- (6) through (9) [No change.]
- (e) [No change.]